

The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m. on Monday, April 25, 2005 at Westfield Town Hall. Members present were Bob Horkay, Jim Peyton, Bill Sanders, Bob Smith, and Ron Thomas. Also present were Kevin Buchheit, Kevin Todd, Tom Higgins, and Attorney Brian Zaiger.

Sanders asked that his comments as to why 0405-PUD-03 was sent to Town Council with a negative recommendation be added to the minutes.

Zaiger swore in new Advisory Plan Commission member, Brian Morales.

Morales was appointed to the Standards Subcommittee.

Thomas nominated Sanders as the Chairperson to the Standards Committee.

Minutes – 0405-PUD-03 Sanders asked that the tape be reviewed for comments ahead of him concerning the subcommittee doing a very thorough job on public discourse, page six, third line where Bill made motion, want the record to state what the basis of the negative recommendation was.

Horkay moved to approve the **March 28, 2005** minutes as amended.

Smith seconded and the motion passed by voice vote, one abstention (Morales).

Todd reviewed the Public Hearing Rules and Procedures.

Thomas announced that 0503-REZ-02, 18800 East Street. Rezone request, LB to EI on 11 acres, by IMMI has been withdrawn.

Thomas also announced that 0504-DP-18& 0504-SIT-10, 3500 SR 32. Development Plan and Site Plan Review of Oak Manor North PUD, 45,170 square feet on 10.8 acres, zoned PUD, by Flynn & Zinkan & Barker Holdings, LLC has been continued to the May Advisory Plan Commission meeting.

OLD BUSINESS

0502-ZOA-002 WC 16.08.010, E13. Designation Sign Addition.

Higgins presented the details of this item and discussed the addition of new language to the Sign Ordinance.

Spoljaric stated this is a good idea but disagrees with the way it is being done and believes it should be an incentive or voluntary task, not a regulation.

Peyton agrees this is out of line even though he understands the reasoning and believes there are other avenues to consider.

Thomas echoed the above comments.

A Public Hearing opened at 7:21 p.m.

No one spoke, and the Public Hearing closed at 7:22 p.m.

Smith moved to send 0502-ZOA-002 to Town Council with a positive recommendation.

No second; therefore another motion was requested.

Peyton moved to send 0502-ZOA-002 to Town Council with a negative recommendation.

Spoljaric seconded and the motion passed 6-1 (Smith).

NEW BUSINESS:

0504-DP-15 & 0504-SPP-06 **Southeast corner of Oak Ridge Road and 161st Street.** Development Plan and Preliminary Plat Review of Viking Meadows, 351 lots on 331 acres, zoned PUD, by Precedent Development, LLC.

Mr. Doug Wagner, representing Precedent Development, introduced Mr. Jim Shields, Weihe Engineering; and Larry Kemper, Nelson & Frankenberger. Wagner is presenting primary plat and development plan review for Viking Meadows. Petitioner is seeking approval tonight for Parcels A – D, which are all residential and have been divided into five distinct neighborhoods. Wagner reviewed lot sizes in each parcel, number of lots, and price ranges. He stated that the Monon Trail does run through the property and its development will not be inhibited in any way. Wagner also stated that ownership of the Monon Trail between 156th Street and 161st Street will be deeded over to Viking Meadows LP so they will be in a position to deed over this land as a contribution and matching funds for any grants the Town may receive for construction of the Monon. Finally, Wagner stated there is an amenity center centrally located on the property. He is requesting approval for primary plat and development plan process.

Spoljaric referred to Parcel B and access to the amenity area where people would have to cross 156th Street because they don't have access to the Monon from that parcel. She also mentioned Parcel C and D are located closest to the US 31 area which is going to be highly commercialized and yet the lowest density residential is located there and wondered why it was designed that way.

Wagner responded that Parcel C is a smaller area and is well isolated and heavily wooded; the area between Parcel E and C is heavily wooded; therefore, it lends itself, due to that isolation, to be one of the estate areas.

Wagner also asked that secondary approval be given to staff as they move through construction plan approval.

Horkay commented on the lack of internal trails and the lack of internal connectivity. He stated it needs to be considered how one gets from the residential to the commercial or multi family sections. He stated that the petitioner mentioned having the Monon Trail, but the only way to get to the Monon Trail is from 161st Street and 156th Street. Horkay further mentioned there was nothing on any of the drawings that identified any location from Parcel A to get to the trail.

Hardin responded they are still in the process of determining whether to make any connections to the Monon Trail. They are concerned with having any direct connections to this site because it may affect the property values of those properties; therefore, this is still being evaluated at this time. He stated they have committed to the 161st Street and 156th Street connections.

Horkay responded that this was not his interpretation of the commitment at all; he felt it was very clearly represented during the committee process that there would be internal trails and he expected to see them when he opened this package.

Thomas still has concerns about the entrance and exit points, the topography of the road, and is in agreement with Horkay about the trails. He also asked about the size of the amenity center.

Wagner stated he was comfortable with stating the size of the amenity center is approximately two acres.

A Public Hearing opened at 7:46 p.m.

Mr. Denny Waddelow asked about Parcel E and F. He sees very few trail heads where anyone can access the trail. He also wondered if access to the general public to the trail can be given.

Mr. Bob O'Brien asked for clarification about the location of the primary entrance to the development. He also stated his concern about increased traffic flow and asked about the buffer along 161st Street.

Ms. Judy Hass expressed concern about the density and lack of green space.

Ms. Tammy Markham expressed concerns regarding density per parcel, green space, and increased traffic on Oak Ridge Road.

Mr. Terry Hamblin expressed concern about the flood zone and how this project will change the water table; he also is concerned about the increased traffic.

The Public Hearing closed at 7:57 p.m.

Wagner responded to the public hearing comments. He stated regarding Parcel E and F and having a trail head in that particular area, since we are not looking at E and F at this time, cannot address that particular issue. As for as the entry on 161st Street, he stated he believes that will be one of the primary entrances. Wagner stated that as far as the green space issue, the requirement to have 20 acres and there are 26 acres of green space. Finally, he stated they are in the process of doing a flood study which will be presented to Public Works and that all drainage requirements will be met.

Sanders moved to approve 0504-DP-15 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;

2. That the petitioner complies with any requirements from the Hamilton County Highway Department;
3. That the petitioner complies with requirements from the Soil and Water Conservation District;
4. That these conditions be fulfilled prior to receiving Final Plat approval; and,
5. That the recommended motion is per and reliant upon the staff's recommendation in regard to the PUD ordinance as it may apply to this motion.

Smith seconded and the motion passed unanimously.

Smith moved to approve 0504-SPP-06 with the following condition:

- That all conditions attached to the associated Development Plan shall be satisfied prior to the recording of any Secondary Plat.

Spoljaric seconded, and the motion passed unanimously.

Sanders moved to delegate final plat to staff.

Peyton seconded, and the motion carried by voice vote 6-1 (Horkay).

0504-DP-16 & Northwest corner of 151st Street and Gray Road. Development Plan and Site
0504-SIT-11 Plan Review of Village Marketplace at Bridgewater, 343,225 square feet on 46
acres, zoned PUD, by Throgmartin-Henke Development, LLP.

Mr. Steve Henke, Throgmartin Henke, presented details of the Bridgewater Club Marketplace project and reviewed steps taken to date. Henke discussed building materials, landscape features, and lighting. He stated they have had discussions with Setters Run to see if they wanted to be connected to the Village Center, and they are interested in this option.

Spoljaric asked about the flow of truck service traffic.

Henke stated truck service traffic would be internal and hidden.

A Public Hearing opened at 8:45 p.m.

No one spoke, and the Public Hearing closed at 8:46 p.m.

Henke requested that final approvals be delegated to staff.

Smith moved to approve 0504-DP-16 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Highway Department;
3. That the petitioner complies with requirements from the Soil and Water Conservation District;
4. That the petitioner submits a revised landscape plan for staff review and approval;

5. That the petitioner submits a list of tenant/owners for staff review and approval of parking requirements; and,
6. That these conditions be fulfilled prior to receiving a Certificate of Occupancy for each building.
7. That the recommended motion is per and reliant upon the staff's recommendation in regard to the PUD ordinance as it may apply to this motion.

Sanders seconded, and the motion passed unanimously.

Sanders moved to approve 0504-SIT-11 with the following condition:

- That the petitioner complies with any conditions as a part of 0504-DP-16.

Horkay seconded, and the motion passed unanimously.

0504-DP-17 & 750 Pawtucket. Development Plan and Site Plan Review of Centennial Shops, 4,000 square feet on 0.2 acre, zoned LB, by Estridge Development.

Todd gave an update to this plan, stating the staff report was written before the BZA meeting last week, and there were several variances granted for the Centennial Shops and one in particular applied to landscaping. He stated that all landscaping within the front setback is no longer required so that eliminates buffer and street frontage; therefore, the staff report indicates landscaping is not compliant when it is in fact after the variance approval.

Mr. Brian Stumpf, Estridge Companies, presented the details of the project and discussed the out lot on the commercial site, including announcing the first tenant.

Peyton asked about the location of the trash receptacles.

Stumpf stated the trash receptacles would be most likely in the rear of the tenant space and screened in according to standards.

A Public Hearing opened at 9:03 p.m.

No one spoke, and the Public Hearing closed at 9:04 p.m.

Horkay moved to approve 0504-DP-17 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Highway Department;
3. That the petitioner complies with requirements from the Soil and Water Conservation District;
4. That the petitioner submits a revised lighting plan photometric and cut sheets for staff approval;
5. That the petitioner submits a revised landscape plan for staff approval; and,
6. That these conditions be fulfilled prior to receiving Final Plat approval.

Sanders seconded, and the motion passed unanimously.

Horkay moved to approve 0504-SIT-12 with associated development plan comments and the following condition:

- That the petitioner complies with any conditions as a part of 0504-DP-17.

Sanders seconded, and the motion passed unanimously.

0504-DP-13 **3606 SR 32 East.** Development Plan and Site Plan Review of Bank One, 4,300
0504-SIT-08 square feet on 1.09 acres, zoned PUD, by Bank One.

Mr. Aaron Hurt, Civil Designs, introduced guests, Lori North, CSO; and Terry Pastorino, Bank One, and presented details of project including parking design, building materials, curb cuts, and trash enclosure.

A Public Hearing opened at 9:10 p.m.

No one spoke, and the Public Hearing closed at 9:11 p.m.

Sanders moved to approve 0504-DP-13 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
3. That the petitioner complies with any requirements from the Hamilton County Soil and Water Conservation District;
4. That the petitioner submit a revised lighting plan showing compliant foot-candle measurements at the property line;
5. That these conditions be fulfilled prior to receiving a building permit.
6. That the recommended motion is per and reliant upon the staff's recommendation in regard to the PUD ordinance as it may apply to this motion.

Horkay seconded, and the motion passed unanimously.

Smith moved to approve 0504-SIT-08 with the following condition:

- That the petitioner complies with any conditions as a part of 0504-DP-13.

Horkay seconded, and the motion passed unanimously.

By-Laws Discussion

Thomas suggested that since Kelleher brought this forward and is absent that this item be tabled until the May meeting.

However, Higgins stated he had spoken with Kelleher and that she was satisfied with the direction staff was heading.

Smith moved to approve the amendments to the bylaws as presented with the stipulation that Zaiger review.

Sanders seconded, and the motion passed unanimously.

Committee Reports

Comp Plan Review Subcommittee: Peyton stated there were only two committee members at that meeting and the only item was IMMI which since has been withdrawn.

Standards Committee: Smith reported there were only three members and they covered

Steering Committee: Horkay reported the committee has begun to establish some goals; will be meeting in May 17 and will be inviting current Comp Plan committee members to discussions to benefit from their experience. At the June meeting will begin soliciting public comments.

Director's Report

Buchheit discussed planning staff needs and changes.

Miscellaneous

Sanders asked that the minutes note the passing of Bill Bangs and that the Commission extends sympathy to his family.

Todd stated last month the Findings of Fact for the Sugar Creek subdivision was not passed around for signature so it will be passed around tonight for signatures.

Spoljaric left the meeting at 9:17 p.m. due to illness.

The meeting adjourned at 9:27 p.m.

President

Secretary